

Official Local Authority Search Commercial (CON29R + LLC1)



Search Details

Prepared for: Shakespeare Martineau
Matter: 2507424.10.DFI
Client address: 1 Colmore Square, Birmingham, B4 6AA

Property:
LAND WEST OF, WORKHOUSE LANE, BURBAGE, LE10 2HT

Local Authority:
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead, Hinckley, LE10 1BZ

| | |
|------------------------------|------------------------------|
| Date Returned: 19/03/2025 | Property type: Commercial |
|------------------------------|------------------------------|

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T: 0800 804 4900 E: helpdesk@searchacumen.co.uk

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Search Reference: 25_00808

NLIS Reference:

Date: 19-Mar-2025

Applicant: Info Track

Level 11
91, Waterloo Road
London
SE1 8RT

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

Land West Of
Workhouse Lane
Burbage
Leicestershire

It is hereby certified that the search requested above reveals the 2 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

A handwritten signature in black ink, consisting of a large, stylized 'H' followed by a long horizontal line extending to the right.

Signed:

On behalf of Blaby District Council acting for Hinckley and Bosworth Borough Council

Hinckley and Bosworth Borough Council**Register of Local Land Charges
Schedule to Official Certificate of Search**

| Part 3: Planning Charges (b) Other planning charges | | | |
|--|--|---|-----------------------------|
| Description of charge (including reference to appropriate statutory provision) | Originating Authority | Place where relevant documents may be inspected | Date of Registration |
| <p>WORKHOUSE LANE, BURBAGE, LEICS. Agreement dated 1st March 2023 under Section 106 of the Town and Country Planning Act 1990, between - 1) Central Midlands Estates Limited 2) Hinckley & Bosworth Borough Council, and 3) Leicestershire County Council Relating to Workhouse Lane, Burbage. (Wallet 921) Agreement under Section 106 of the Town and Country Planning Act, 1990 Ref:20/01012/OUT TLC Ref: PT761312</p> | <p>Hinckley and Bosworth Borough Council, Council Offices, Argents Mead, Hinckley, Leics, LE10 1BZ</p> | <p>Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire LE10 0FR</p> | <p>02/03/2023</p> |
| <p>Land off Workhouse Lane, Burbage, Hinckley Residential development up to 40 dwellings, public open space and associated Infrastructure (Outline - access only) Refused. Allowed on appeal on 07.03.23 Appeal reference: 22/00027/PP Town and Country Planning Act 1990 Ref:20/01012/OUT TLC Ref: PT953908</p> | <p>Hinckley and Bosworth Borough Council, Council Offices, Argents Mead, Hinckley, Leics, LE10 1BZ</p> | <p>Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire LE10 0FR</p> | <p>17/08/2022</p> |

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: Info Track
Level 11
91, Waterloo Road
London
SE1 8RT

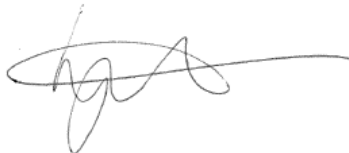
Search Reference: 25_00808
NLIS Reference:
Date: 19-Mar-2025

Property: Land West Of
Workhouse Lane
Burbage
Leicestershire

**Other Roads
etc:**
**Additional
Properties:** None

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.



Signed:

Louisa Horton
Corporate Services Group Manager
On behalf on Blaby District Council acting for Hinckley and Bosworth Borough Council

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

Reference: 20/01012/OUT

Residential development up to 40 dwellings, public open space and associated Infrastructure (Outline - access only)

Date Decision Issued: 17/08/2022

Decision: Refusal of Planning Permission

Appeal Reference: 22/00027/PP

Appeal Date: 02/12/2022

Appeal Decision: Appeal Allowed

Please also refer to Schedule

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

Informative

The Council's records of planning applications and permissions, in response to questions 1.1 (a) to (i) do not extend back before the 1st August 1977 and this reply covers only the period since that date.

(j) building regulation approval

None

Informative

- 1. The Council's computerised records of Building Regulation Approvals do not extend back before 3rd February 1993 and this reply only covers the period since that date. Prior records would have to be searched manually at additional cost.*
- 2. The seller or developer should be asked to provide evidence of compliance with Building Regulations for all works identified as an "Initial Notice" under Type of Application above.*
- 3. Where available, copies of the above Completion Certificates (other than Initial Notices) can be obtained from:- Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR or by email to planning@hinckley-bosworth.gov.uk*

(k) building regulation completion certificate and

None

Informative

- 1. The local authority did not always issue Completion Certificates before 1st January 2000.*
- 2. The Council's computerised records of Building Regulation Approvals do not extend back before 3rd February 1993 and this reply only covers the period since that date. Prior records would have to be searched manually at additional cost.*
- 3. The seller or developer should be asked to provide evidence of compliance with Building Regulations for all works identified as an "Initial Notice" under Type of Application above.*
- 4. Where available, copies of the above Completion Certificates (other than Initial Notices) can be obtained from:- Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR or by email to planning@hinckley-bosworth.gov.uk*

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

None

Informative

- 1. This reply does not cover other properties in the vicinity of the property.*
- 2. The owner or occupier of the property should also be asked to produce any such certificate.*
- 3. Information relating to competent person notifications for multiple plot sites may not be registered against an individual property, but against the former address of the original development. This is dependant upon how the address was notified to this authority.*

Informative

1. The Council's records of planning applications and permissions, in response to this question, do not extend back before the 1st August 1977 and this reply covers only the period since that date.
2. Where available, copies of documents can be obtained from:- Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR or by email to planning@hinckley-bosworth.gov.uk

Informative

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023.

For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm>. Information on the Regulator is also available visit www.buildingsafetyhub.org.uk. You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings

1.2 Planning designations and proposals

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

Site Allocations and Development Management Policies DPD 2016 & Core Strategy 2009:-
Countryside
Burbage Neighbourhood Plan
Overhead Power Lines (11, 33 & 132kv)

Please also see reply from Leicestershire County Council

Informative

1. This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents. Further enquiries, including requests for copies of documents, should be made to the local authority Planning Department, Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR or by email to planning@hinckley-bosworth.gov.uk
2. Information regarding flooding is not provided in answer to this enquiry and should be sought directly from: Environment Agency, National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY or by email to enquiries@environment-agency.gov.uk

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense

Please see Leicestershire County Council's response attached.

(b) subject to adoption and, supported by a bond or bond waiver

Please see Leicestershire County Council's response attached.

(c) to be made up by a local authority who will reclaim the cost from the frontagers

Please see Leicestershire County Council's response attached.

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

Please see Leicestershire County Council's response attached.

Public rights of way

2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

Please see reply from Leicestershire County Council.

Informative

Any further enquiries should be made to the local authority's Highways department Leicestershire County Council, County Hall, Glenfield or by email to localsearches@leics.gov.uk

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

Please see reply from Leicestershire County Council.

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

Please see reply from Leicestershire County Council.

2.5 If so, please attach a plan showing the approximate route.

Please see reply from Leicestershire County Council.

Informative

- 1. The definitive map does not show every public footpath or byway.*
- 2. Any further enquiries should be made to the local authority's Highways department Leicestershire County Council, County Hall, Glenfield or by email to localsearches@leics.gov.uk*

OTHER MATTERS

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes

Is the property included in land required for public purposes?

No

3.2 Land to be acquired for road works

Is the property included in land to be acquired for road works?

Please see Leicestershire County Council's response attached.

3.3 Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of planning approvals, Section 106 Agreements and with the vendor to establish whether any sustainable urban drainage systems are in place at the property.

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of planning approvals, Section 106 Agreements and with the vendor to establish whether any sustainable urban drainage systems are in place at the property.

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of Section 106 Agreements and with the vendor to establish whether any sustainable urban drainage systems are in place at the property.

Informative

The Council does not keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases, SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented.

It is strongly advised that the purchaser undertakes their own checks of planning approvals through the council online Planning records at <http://www.hinckley-bosworth.gov.uk/comment>, S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

Please see Leicestershire County Council's response attached.

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

Please see Leicestershire County Council's response attached.

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:- (i) construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes

Please see Leicestershire County Council's response attached.

(d) the outer limits of: (i) construction of a new road to be built by a local authority (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

Please see Leicestershire County Council's response attached.

(e) the centre line of the proposed route of a new road under proposals published for public consultation

Please see Leicestershire County Council's response attached.

(f) the outer limits of:- (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (ii) construction a roundabout (other than a mini roundabout) (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

Please see Leicestershire County Council's response attached.

Informative

1. A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.
2. Any further enquiries should be made to the local authority's Highways department Leicestershire County Council, County Hall, Glenfield or by email to localsearches@leics.gov.uk

3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

Please see Leicestershire County Council's response attached.

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Please see Leicestershire County Council's response attached.

Informative

Any further enquiries should be made to the local authority's Highways department Leicestershire County Council, County Hall, Glenfield or by email to localsearches@leics.gov.uk

3.6 Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

Please see Leicestershire County Council's response attached.

(b) waiting or loading restrictions

Please see Leicestershire County Council's response attached.

(c) one way driving

Please see Leicestershire County Council's response attached.

(d) prohibition of driving

Please see Leicestershire County Council's response attached.

(e) pedestrianisation

Please see Leicestershire County Council's response attached.

(f) vehicle width or weight restriction

Please see Leicestershire County Council's response attached.

(g) traffic calming works including road humps

Please see Leicestershire County Council's response attached.

(h) residents parking controls

Please see Leicestershire County Council's response attached.

(i) minor road widening or improvement

Please see Leicestershire County Council's response attached.

(j) pedestrian crossings

Please see Leicestershire County Council's response attached.

(k) cycle tracks

Please see Leicestershire County Council's response attached.

(l) bridge building

Please see Leicestershire County Council's response attached.

Informative

1. In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.
2. This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.
3. Any further enquiries should be made to the local authority's Highways department Leicestershire County Council, County Hall, Glenfield or by email to localsearches@leics.gov.uk
4. Matters already entered on the Local Land Charges Register will not be revealed in relation to this enquiry.

3.7 Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works

None

(b) environment

None

(c) health and safety

None

(d) housing

None

Informative

Please note that Hinckley and Bosworth Borough Council Grants awarded after 2005 will not expire from the Local Land Charges Register.

(e) highways

Please see reply from Leicestershire County Council.

(f) public health

None

(g) flood and coastal erosion risk management

Please see reply from Leicestershire County Council.

Informative

Matters already entered on the Local Land Charges Register will not be revealed in relation to this enquiry.

3.8 Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in relation to this enquiry.

3.9 Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

No. Please also see reply from Leicestershire County Council.

(b) a stop notice

No. Please also see reply from Leicestershire County Council.

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No. Please also see reply from Leicestershire County Council.

(e) a planning contravention notice

No. Please also see reply from Leicestershire County Council.

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No. Please also see reply from Leicestershire County Council.

(l) an order requiring discontinuance of use or alteration or removal of building or works

No. Please also see reply from Leicestershire County Council.

(m) a tree preservation order

Please refer to the schedule

(n) proceedings to enforce a planning agreement or planning contribution

No. Please also see reply from Leicestershire County Council.

Informative

Matters already entered on the Local Land Charges Register will not be revealed in relation to this enquiry.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

No

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:- (i) a liability notice? (ii) a notice of chargeable development? (iii) a demand notice? (iv) a default liability notice? (v) an assumption of liability notice? (vi) a commencement notice?

Not applicable.

(c) Has any demand notice been suspended?

Not applicable.

(d) Has the Local Authority received full or part payment of any CIL liability?

Not applicable.

(e) Has the Local Authority received any appeal against any of the above?

Not applicable.

(f) Has a decision been taken to apply for a liability order?

Not applicable.

(g) Has a liability order been granted?

Not applicable.

(h) Have any other enforcement measures been taken?

Not applicable.

Informative

The local authority has not adopted a Community Infrastructure Levy.

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

3.12 Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in relation to this enquiry.

3.13 Contaminated land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990 (i) a decision to make an entry (ii) an entry

No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the

Environmental Protection Act 1990 before the service of a remediation notice

No

Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14 Radon gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?

No

Informative

The local authority no longer holds up to date information with regard to Radon. For information regarding this we strongly advise you to contact Public Health England or visit the web site www.ukradon.org where you can purchase relevant information at a minimal cost.

*Public Health England contact details:
Radon Group, Public Health England, Centre for Radiation, Chemicals and Environmental hazards, Chilton,
Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 Email: radon@phe.gov.uk*

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?

No

(b) If the property is listed: (i) Has the Local Authority decided to apply to Land Registry for an entry or cancellation of a restriction in respect of listed affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?

Not applicable

Informative

- 1. Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*
- 2. Further information regarding Assets of Community Value should be referred to Legal Services, Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR or by email to legal.services@hinckley-bosworth.gov.uk*

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

Optional Enquiries

PARKS AND COUNTRYSIDE

Areas of Outstanding Natural Beauty

7.1. Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?

None

National Parks

7.2. Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?

None

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

Please see County Council response attached.

MINERAL CONSULTATION AND SAFEGUARDING AREAS

16. Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under Schedule 1 para 7 of the Town & Country Planning Act 1990?

No. The site does not appear to fall within a Mineral Consultation Area.

Yes, Leicestershire County Council is reviewing its adopted policies which deal with mineral extraction and the site appears to fall within a Mineral Safeguarding Area for sand and gravel, and igneous rock as set out in the Mineral and Waste Safeguarding Hinckley and Bosworth Borough Council Document S4/2015.

Informative

Leicestershire County Council is the responsible authority for Mineral Safeguarding. For more information visit http://www.leics.gov.uk/minerals_and_waste_local_plan or contact Chief Executive's Department, Planning, Historic and Natural Environment, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA. Telephone: 0116 232 3232 or email: planningcontrol@leics.gov.uk

HEDGEROW NOTICES

20.1. Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997.

None

20.2. If there are any entries:

(a) How can copies of the matters entered be obtained?

By Contacting; Development Services, Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

(b) Where can the record be inspected?

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

FLOOD DEFENCE AND LAND DRAINAGE CONSENTS

21. Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application?

Please see reply from Leicestershire County Council.

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

Please see County Council response attached.

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

Please see County Council response attached.

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Please see County Council response attached.

Property Address: Land West of Workhouse Lane, Burbage

1.2. Planning designations and proposals

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

- 1.2. The property falls within the remit of the following development plan of Leicestershire County Council:
Leicestershire Minerals and Waste Local Plan - Up to 2031 (Adopted September 2019)
www.leicestershire.gov.uk/environment-and-planning/planning/minerals-and-waste-local-plan

Please also refer to the response provided by the district or borough authority.

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1. Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense:

- 2.1.(a) Workhouse Lane - Yes

(b) subject to adoption and, supported by a bond or bond waiver

- 2.1.(b) Workhouse Lane - No

(c) to be made up by a local authority who will reclaim the cost from the frontagers

- 2.1.(c) Workhouse Lane - No

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

- 2.1.(d) Workhouse Lane - No

Informative:

If a road, footpath or footway is not a highway, there may be no right to use it. Leicestershire County Council cannot confirm whether public or private rights exist on streets not maintainable at public expense.

Any streets not listed in our response to question 2.1 that were listed in Box C within the search application do not fall under the Law Society's guidance relating to Box C requests: "Roadways, footways or footpaths which abut or directly give access to (or means of escape) from the property, but which are not included in the main address placed in Box B". To find out the adoption status of any street in Leicestershire, please visit www.leicestershire.gov.uk/streets.

The Council does not express an opinion, as part of this reply, on the width/extent of highway, or whether any existing or proposed highway abuts the property boundary. The status shown may or may not apply to the full width of the street. For a separate fee, the Council can investigate and provide an opinion of the adopted highway extent based on currently available supporting records. Please visit www.leicestershire.gov.uk/hre for further information.

If you have any other queries please contact the Highway Record Enquiries team on: hre@leics.gov.uk.

Public rights of way

2.2. Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

- 2.2. No

2.3. Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

- 2.3. No

2.4. Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

- 2.4. No

2.5. If so, please attach a plan showing the approximate route.

- 2.5. Not applicable

Informative:

Additional public rights of way may exist, which may not be known to the Highway Authority, other than those shown on the Definitive Map.

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

Note: Leicestershire County Council does not have access to view the Local Land Charges Register. The below responses may therefore include entries that are also registered as Local Land Charges.

3.2. Land to be acquired for road works

Is the property included in land to be acquired for road works?

3.2. No

3.4. Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

3.4.(a) No

(b) the centre line of a proposed alteration or improvement to an existing road involving constructions of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

3.4.(b) No

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

(i) construction of a roundabout (other than a mini roundabout), or

3.4.(c)(i) No

(ii) widening by construction of one or more additional traffic lanes

3.4.(c)(ii) No

(d) the outer limits of:

(i) construction of a new road to be built by a local authority

3.4.(d)(i) No

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

3.4.(d)(ii) No

(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

3.4.(d)(iii) No

(e) the centre line of the proposed route of a new road under proposals published for public consultation

3.4.(e) No

(f) the outer limits of:-

(i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

3.4.(f)(i) No

(ii) construction of a roundabout (other than a mini roundabout)

3.4.(f)(ii) No

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

3.4.(f)(iii) No

Informative:

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

3.5. Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line or a proposed railway, tramway, light railway or monorail?

3.5.(a) No. Please also refer to the response provided by the district or borough authority.

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

3.5.(b) No. Please also refer to the response provided by the district or borough authority.

Informative:

Leicestershire County Council's response to Question 3.5(b) interprets the definition of 'Local Authority' as meaning the district or borough authority in which the property is located.

3.6. Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

3.6.(a) No

(b) waiting or loading restrictions

3.6.(b) No

(c) one way driving

3.6.(c) No

(d) prohibition of driving

3.6.(d) No

(e) pedestrianisation

3.6.(e) No

(f) vehicle width or weight restriction

3.6.(f) No

(g) traffic calming works including road humps

3.6.(g) No

(h) residents parking controls

3.6.(h) No

(i) minor road widening or improvement

3.6.(i) No

(j) pedestrian crossings

3.6.(j) No

(k) cycle tracks

3.6.(k) No

(l) bridge building

3.6.(l) No

Informative:

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

3.7. Outstanding notices

Do any statutory notices which relate to the following matter subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

(e) highways

3.7.(e) No

(g) flood and coastal erosion risk management

3.7.(g) No

Informative:

There may be notices not known to the Lead Local Flood Authority issued by bodies other than Leicestershire County Council (e.g. Environment Agency).

3.9. Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

3.9.(a) No. Please also refer to the response provided by the district or borough authority.

(b) a stop notice

3.9.(b) No. Please also refer to the response provided by the district or borough authority.

(d) a breach of condition notice

3.9.(d) No. Please also refer to the response provided by the district or borough authority.

(e) a planning contravention notice

3.9.(e) No. Please also refer to the response provided by the district or borough authority.

(k) an order revoking or modifying planning permission

3.9.(k) No. Please also refer to the response provided by the district or borough authority.

(l) an order requiring discontinuance of use or alteration or removal of building or works

3.9.(l) No. Please also refer to the response provided by the district or borough authority.

(n) proceedings to enforce a planning agreement or planning contribution

3.9.(n) No. Please also refer to the response provided by the district or borough authority.

3.12. Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

3.12. No. Please also refer to the response provided by the district or borough authority.

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Leicestershire County Council cannot confirm whether items included in the above response have also been revealed on a search of the Local Land Charges Register.

Property Address: Land West of Workhouse Lane, Burbage

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

8. No

Informative:

You are advised to seek further information from www.linesearchbeforeudig.co.uk

LinesearchbeforeUdig (LSBUD) is a free internet-based enquiry service. It claims to provide a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines and fibre optic networks.

FLOOD DEFENCE AND LAND DRAINAGE CONSENTS

21. Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application?

21. No

Informative:

There may be consents not known to the Lead Local Flood Authority issued by bodies other than Leicestershire County Council (e.g. Environment Agency).

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

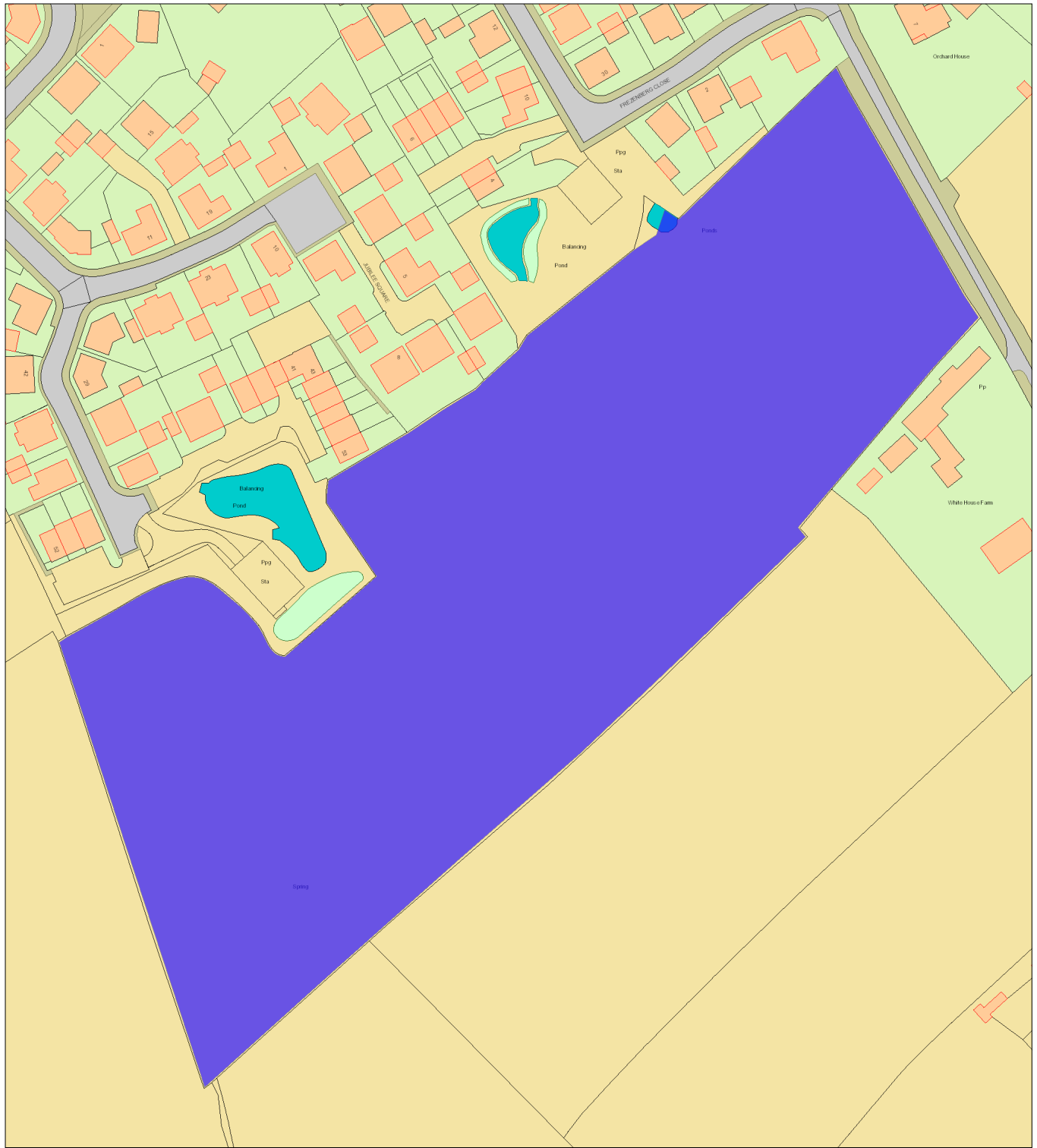
22.1. No



22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

22.2. No

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

22.3. Not applicable



| | |
|--|---|
| Search Reference: 25_00808 | Blaby District Council, Council Offices Desford Road, Narborough Leicester LE19 2EP |
| Property Address: Land West Of Workhouse Lane Burbage Leicestershire | <div data-bbox="858 1816 1145 1951">  </div> <div data-bbox="1166 1742 1465 1966">  <p>Hinckley & Bosworth Borough Council</p> <p><i>A Borough to be proud of</i></p> </div> |
| Date: 19-Mar-2025 | Scale: 1: 1550 |
| This map is based upon Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings, Hinckley and Bosworth Council, Ordnance Survey Licence Number LA100018489 | |